

**Article 2: Overlay Zones**

**Division 9: Residential Tandem Parking Overlay Zone**

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000)*

**§132.0901 Purpose of the Residential Tandem Parking Overlay Zone**

The purpose of the Residential Tandem Parking Overlay Zone is to identify the conditions under which tandem parking may be counted as two parking spaces in the calculation of required parking.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000)*

**§132.0902 Where the Residential Tandem Parking Overlay Zone Applies**

- (a) This overlay zone applies to property located outside the boundaries shown on Map No. C-908 (Coastal Overlay Zone) and within the boundaries shown on Map No. C-922 filed in the office of the City Clerk under Document No. OO-19288. These areas are shown generally on Diagrams 132-04A and 132-09A and should be viewed together.
- (b) This overlay zone applies to property located within the boundaries shown on Map No. C-908 (Coastal Overlay Zone) and Map No. C-903 filed in the office of the City Clerk under Document No's. OO-18872 and OO-18911-1 respectively. These areas are shown generally on Diagrams 132-04A and 132-09B and should be viewed together.

**Table 132-09A  
Residential Tandem Parking Overlay Zone Applicability**

Type of Development Proposal	Supplemental Development Regulations	Required Permit Type/ Decision Process
Any development proposing tandem parking in a single dwelling unit or multiple dwelling unit zone located within this overlay zone	See Section 132.0905	No permit required by this division

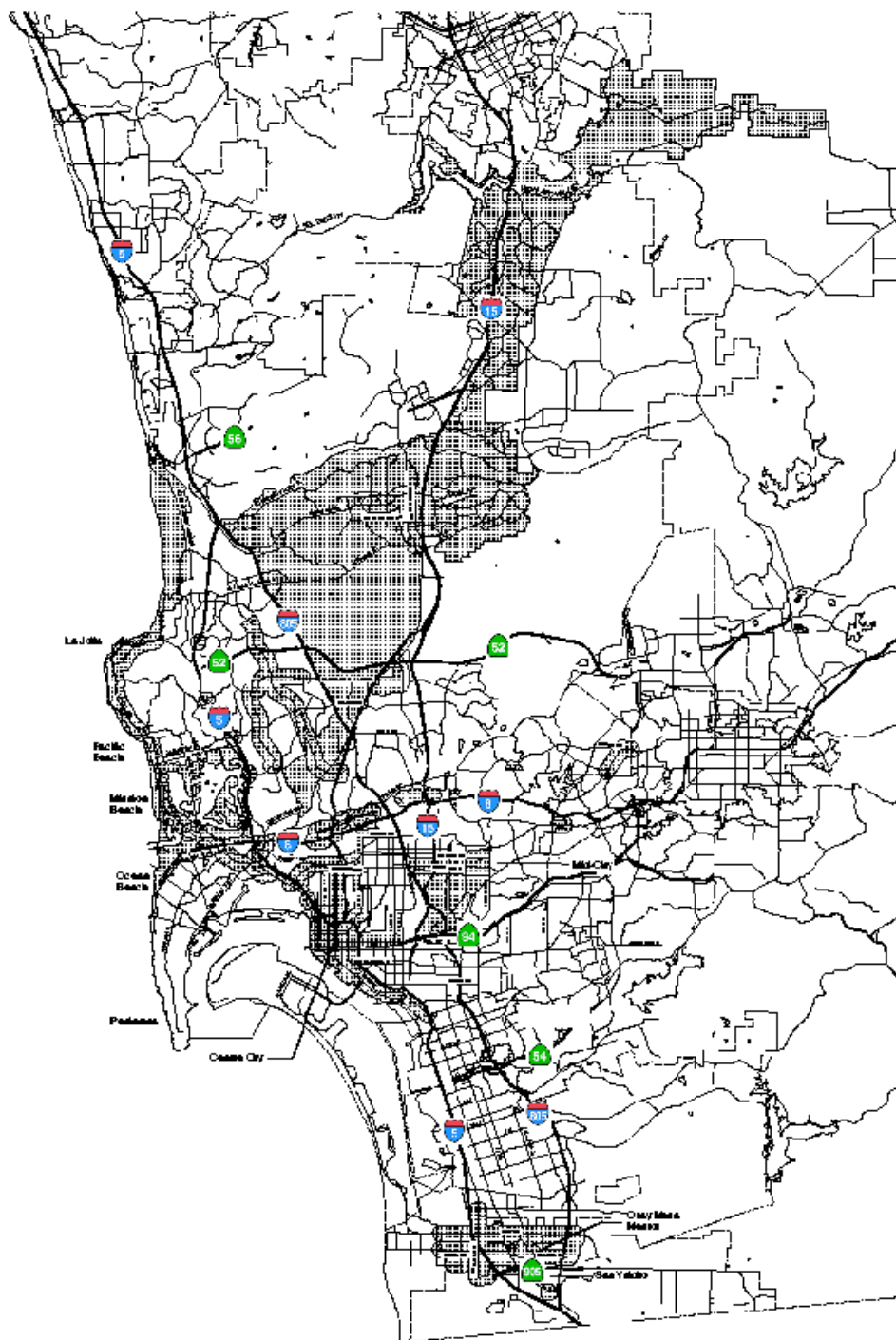
*(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001)*

*(Amended 6-7-2004 by O-19288 N.S.; effective 7-7-2004)*

**§132.0905 Supplemental Development Regulations of the Residential Tandem Parking Overlay Zone**

- (a) Tandem parking may be counted as two parking spaces toward the off-street parking required by Chapter 14, Article 2, Division 5 (Parking Regulations) only in the following locations and circumstances:

- (1) In the Golden Hill Community Plan area, the La Jolla Community Plan area, the Mission Beach Precise Plan area, the Mission Valley Community Plan area, the Uptown Community Plan area, and all community plan areas in Council District 5.
- (2) In the City Heights neighborhood of the Mid-City Community Plan Area only for *structures* with one or two dwelling units.



**DIAGRAM 132-09A**  
**Residential Tandem Parking Overlay Zone**  
This is a reproduction of Map No. C-903 for illustration purposes only.

- (3) If at least 25 percent of the project area is located within the Transit Area Overlay Zone as shown in Diagram 132-10A and the project area is not located in the Greater North Park Community Plan area, the Pacific Beach Community Plan area, the Southeast San Diego Community Plan area, the Skyline/Paradise Hills Community Plan Area, or the Mid-City Communities Plan area other than the City Heights neighborhood.
- (4) Within the beach impact area of the Parking Impact Area Overlay Zone where access is provided to the tandem space from an abutting *alley*.
- (b) At least one of the two parking spaces shall be within a completely enclosed *structure*.
- (c) Both of the tandem spaces shall be assigned to the same dwelling unit.
- (d) The tandem parking spaces shall be assigned, and the use restrictions shall be enforced, by the owner of the *premises* or the owner's assigned representative.  
(Amended 1-9-2001 by O-18911 N.S.; effective 5-8-2001)